

Commitment No.: 2508128-1

SCHEDULE A

1. Effective Date: September 2, 2025 at 8:00 AM
2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Sophia J. Austin and Kara Austin

4. The land referred to in the Commitment is described as follows:

Tract 1: The East Half of the Northeast Quarter of Section One (1) Township Fifty-six (56), Range Twenty-five (25)
AND,
The West Half of the Northeast Quarter of Section One (1), Township Fifty-six (56), Range Twenty-five (25), all in
Livingston County Missouri.

Tract 2: The West 80 acres of the Northeast Quarter of Section Five (5), Township Fifty-six (56), Range Twenty-four
(24), Livingston County, Missouri.



Authorized Signature or Signatory

Commitment No.: 2508128-1

SCHEDULE B

1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities
2. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
3. Any portion of the within described property used for Highway C right of way.
4. Any portion of the within described property used for LIV 418 right of way.
5. The land herein described lies within the boundaries of Public Water Supply District No. 1 of Livingston County, Missouri and is subject to the regulative authority of said Water District.
6. Highway conveyance dated September 28, 1962, recorded November 8, 1962, in Book 321, Page 576.
7. General Taxes for the year 2025 and thereafter: NONE NOW DUE AND PAYABLE.
8. This Company finds no open Deeds of Trust or Mortgages of record executed by the current owner of Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.

Property Information

Parcel Number 13-01.00-01-0-00-01.00	Mailing Name & Address AUSTIN, KARA	Owner Name & Address AUSTIN, KARA
Tax Year 2024		
Alternate Parcel number	Assessed Value 8,430	Acreage 150.5000
Land Use -	Lot Size	Township MONROE
Property Class RURLIMP - Rural	Tax Code 10010 - MONR R1	Tax Status Taxable
Net Taxable Value 8,430	Tax Rate 6.6217	Total Tax \$620.61 Pay Taxes
Site Address 6971 LIV 418 MO		
Legal Description SECTION: 1 TOWNSHIP: 56 RANGE: 25 LEGAL: NE 1/4		

Billing

Tax Billed	\$558.21
Penalty Billed	\$62.40
Cost Billed	\$0.00
Total Billed	\$620.61
Amount Paid	\$620.61
Total Unpaid	\$0.00
Date Paid	1/31/2025
Paid By	AUSTIN, KARA

Tax Due Amounts

Parcel has no balance due.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$620.61	\$620.61	\$0.00	1/31/2025
2023	\$732.46	\$732.46	\$0.00	1/31/2025
2022	\$550.59	\$550.59	\$0.00	12/9/2022
2021	\$550.44	\$550.44	\$0.00	12/14/2021
2020	\$481.31	\$481.31	\$0.00	11/16/2020
2019	\$479.61	\$479.61	\$0.00	12/5/2019
2018	\$487.79	\$487.79	\$0.00	12/20/2018
2017	\$487.71	\$487.71	\$0.00	12/14/2017
2016	\$431.18	\$431.18	\$0.00	12/20/2016
2015	\$430.33	\$430.33	\$0.00	12/21/2015

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No Assessments

Corrected Value	Land	Building	Total
Agriculture	5,800	70	5,870
Commercial	0	0	0
Residential	1,140	1,420	2,560
Total	6,940	1,490	8,430

Owner Information

	Name	Relationship	Status	Document
+	AUSTIN, KARA	PARCEL OWNER	CURRENT	
+	AUSTIN, KARA		CURRENT	

Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.4700	\$376.82
MONROE ROAD & BRIDGE	0.4222	\$35.59
LIBRARY	0.3941	\$33.22
MONROE ADDED ROAD & BRIDGE	0.3500	\$29.51
COUNTY HEALTH DEPARTMENT	0.3389	\$28.57
AMBULANCE	0.1999	\$16.85
NURSING HOME	0.1495	\$12.61
DEVELOPMENTALLY DISABLED	0.0997	\$8.40
MONROE TOWNSHIP	0.0904	\$7.62
LIV CO SR SERVICE BOARD	0.0498	\$4.19
STATE	0.0300	\$2.53
COUNTY	0.0272	\$2.30
TOTAL	6.6217	\$558.21

LIV R-1, SOUTHWEST

MONROE ROAD & BRIDGE

LIBRARY

MONROE ADDED R...

COUNTY HEALTH D...

AMBULANCE

NURSING HOME

DEVELOPMENTALL...

MONROE TOWNSHIP

LIV CO SR SERVIC...

\$376.82

\$33.22

1/2

Disclaimer

The information on the website is for informational purposes only. It is believed to be reliable, but we do not warrant its completeness, timeliness, or accuracy.

If you require additional information about a particular account or if you have questions about the use of this site, please call our office at 660-646-8000, Opt. 7.

Property Information		
Parcel Number 14-03.00-05-0-00-02.00	Mailing Name & Address AUSTIN, KARA	Owner Name & Address AUSTIN, KARA
Tax Year 2024		
Alternate Parcel number	Assessed Value 3,550	Acreage 76.9000
Land Use -	Lot Size	Township BLUE MOUND
Property Class RURLIMP - Rural	Tax Code 03010 - BL MND R1	Tax Status Taxable
Net Taxable Value 3,550	Tax Rate 6.7091	Total Tax \$264.83
Pay Taxes		
Site Address MO		
Legal Description SECTION: 5 TOWNSHIP: 56 RANGE: 24 LEGAL: W 80 AC OF NE1/4		
Section/Township/Range 5 / 56 / 24		

Billing	
Tax Billed	\$238.20
Penalty Billed	\$26.63
Cost Billed	\$0.00
Total Billed	\$264.83
Amount Paid	\$264.83
Total Unpaid	\$0.00
Date Paid	1/31/2025
Paid By	AUSTIN, KARA

Tax Due Amounts
Parcel has no balance due.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$264.83	\$264.83	\$0.00	1/31/2025
2023	\$319.33	\$319.33	\$0.00	1/31/2025
2022	\$236.56	\$236.56	\$0.00	12/9/2022
2021	\$236.49	\$236.49	\$0.00	12/14/2021
2020	\$238.43	\$238.43	\$0.00	11/16/2020
2019	\$237.60	\$237.60	\$0.00	12/5/2019
2018	\$236.82	\$236.82	\$0.00	12/20/2018
2017	\$236.25	\$236.25	\$0.00	12/14/2017
2016	\$236.87	\$236.87	\$0.00	12/20/2016
2015	\$236.48	\$236.48	\$0.00	12/21/2015

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No Assessments

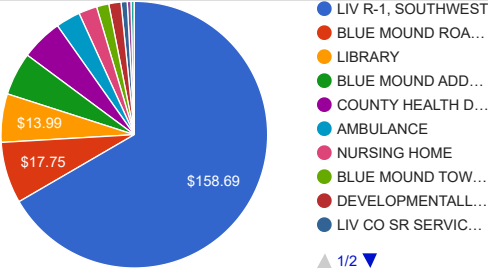
Corrected Value	Land	Building	Total
Agriculture	3,550	0	3,550
Commercial	0	0	0
Residential	0	0	0
Total	3,550	0	3,550

Owner Information

	Name	Relationship	Status	Document
+	AUSTIN, KARA	PARCEL OWNER	CURRENT	
+	AUSTIN, KARA		CURRENT	

☰ Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.4700	\$158.69
BLUE MOUND ROAD & BRIDGE	0.5000	\$17.75
LIBRARY	0.3941	\$13.99
BLUE MOUND ADDED ROAD & BRIDGE	0.3500	\$12.43
COUNTY HEALTH DEPARTMENT	0.3389	\$12.03
AMBULANCE	0.1999	\$7.10
NURSING HOME	0.1495	\$5.31
BLUE MOUND TOWNSHIP	0.1000	\$3.55
DEVELOPMENTALLY DISABLED	0.0997	\$3.54
LIV CO SR SERVICE BOARD	0.0498	\$1.77
STATE	0.0300	\$1.07
COUNTY	0.0272	\$0.97
TOTAL	6.7091	\$238.20



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